

Division: Engineering

Member: Tim Welch
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Project Name: D&D Mobile Welding, Inc.
225 S.W. 21 Terrace

Case #: 58-R-02

Date: May 28, 2002

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. Complete paving, grading, and drainage plan(s) shall be prepared by a State of Florida Licensed Engineer from certified (PSM) boundary and topographical surveys. These plans shall provide sufficient existing and proposed grades to demonstrate minimum on site water quality retention, runoff routing, and appropriate drainage design for the frontage within the public rights of way. Existing elevations from right of way road crown, edge of pavement, center of swale or top of curb, or curb and gutter, back of sidewalk shall be represented on no more than twenty-five (25) ft. grid plan from which contours (runoff routing) can be confirmed.
3. The submitted site plan indicates an existing building on the adjacent site to this one. The survey submitted indicates the three buildings on this plan so it would appear that these buildings are also existing. Please label them accordingly.
4. Appropriate sections of the side and rear property shall demonstrate elevations and on site stormwater retention per County and City criteria. All stormwater shall be appropriately directed to on site retention areas or pervious surfaces that contain the runoff so as not to impact adjacent properties or the public right of way.
5. The engineer shall indicate sufficient existing and proposed elevations for all proposed accesses, indicate those accesses on the opposite side of the street (within 100 feet of the centerline of the proposed access as well as any accesses within fifty (50) of this site on same side of service road.
6. City Engineering standard access details shall be incorporated on the Paving & Drainage detail sheet(s). Any alternate details shall be as approved by the representative of the Office of the City Engineer.

7. Provide dimensions on the access (width), typical parking space, parking drive aisle, and indicate standard radii for the access at the street and internal crossing point.
8. Please indicate clearance from parking spaces and any trees in the parking areas.
9. It appears that there are problems with the internal circulation for this site. Please review Section 47-20.11 and verify that the required minimum drive aisle width is provided for all parking drive aisles, the minimum parking space dimensions are utilized in designing them, and adequate turn around area can be provided. The two spaces in the approximate center of the site do not appear to have adequate access and circulation in or out of them will be problematic.
10. There is insufficient stacking at this site. The architect is directed to Section 47-20.5 to review and prepare the required stacking reduction request for this site, as it appears the use will generate less than 500 trips per day.
11. No utility services are indicated on these plans. Please indicate whether services are sufficient and already exist or provide a design plan.
12. Final plans for building permit shall include a detail for sidewalk construction in accordance with the Engineering Department's Construction Standards and Specifications.
13. Provide a photometric (lighting) plan for all commercial parking in accordance with Section 47-20.14 of the City Code of Ordinances.

Division: Fire

Member: Albert Weber
828-5875

Project Name: D&D Welding

Case #: 58-R-02

Date: 5-28-02

Comments:

NFPA 51 shall be applied at permit phase.

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Barbara Massa/D & D Mobile Welding
& Fabricating, Inc. **Case #:** 58-R-02

Date: May 28, 2002

Comments:

No apparent interference will result from this plan at this time.

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Barbara Massa/D & D Mobile Welding
& Fabricating, Inc. **Case #:** 58-R-02

Date: 5/28/02

Comments:

1. In the bufferyard area on the west side, there needs to be 1 tree per 300 sq. ft. of bufferyard area. This would indicate a total of 5 trees (at least 2/3 dicots).
2. Where a vehicular use area adjoins an abutting Right-of-Way a 5' min. (with a 10' average) buffer is required. Certain areas may exhibit a deficiency. Also, there is a 2 ½' wide buffer where a V.U.A. adjoins an abutting property. (Note: the site plan A-1 shows discrepancies between it and the "Landscape Plan" and "Parking Plan".)
3. Minimum ht. of required trees is 10' (plan shows trees with hts. Of 8').
4. Trees require a landscape base planting area with a min. width of 8'. Certain areas exhibit a deficiency.
5. "Retroactive" fence landscape requirements may apply.
6. Add rain sensor requirement to irrigation note.
7. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

Division: Planning

Member: Donald Morris
828-5265

Project Name: D&D Mobile Welding & Fabricating

Case #: 58-R-02

Date: May 28, 2002

Project Description:

The petitioners propose a change of use from vehicular storage to welding and fabricating within a non-conforming structure in the Industrial (I) District. The subject property is abuts Residential R-8 zoned property, and thus requires a Conditional Use Permit (CUP) (Section 47-7.10). Conditional Use Permits require Site Plan Level III approval (Planning and Zoning Board) and are subject City Commission Request for Review (CRR).

Comments:

1. Since the existing structure sets back 14.4 feet from the RS-8 zoning district to the east, it does not conform to the 30 foot setback requirement from residential property (Section 47-7.10).
2. Existing landscaping does not appear to conform to the landscape requirements of Section 47-21. Discuss required landscape improvements and street tree spacing with landscaping representative.
3. The interior parking lot circulation shall comply with City Engineering standards. Discuss standards with engineering representative.
4. The proposal does not appear to comply with Section 47-3.5 - the requirements to change a use in a non-conforming structure. Indicate in the narrative (See Comment #5) how this proposal complies with Section 47-3.5.
5. Provide a point-by-point narrative that indicates how this proposal complies with the following:
 - a. Section 47-3.5 - The change of use requirements in a non-conforming structure.
 - b. Adequacy Requirements of Section 47-25.2
 - c. Neighborhood Compatibility Requirements of Section 47-25.3.
6. Indicate building entrance and window locations on the site plan.
7. Since the property is within 300 feet of residential property, a Conditional Use Permit is required. Submit a Conditional Use Permit application pursuant to 47-24.3.

8. Provide a copy of the most current recorded plats and amendments for the proposed site.
9. Indicate all adjacent structures and uses on the site plan.
10. Indicate the proposed use of the concrete pad located on the south side of building.
11. Provide parking space dimensions.
12. It is strongly recommended that these plans be presented to representatives of the Riverland Neighborhood Association.
13. Additional comments may be forthcoming.

Division: Police

Member: C. Cleary-Robitaille
828-6419

Project Name: D&D Welding

Case #: 58-R-02

Date: 5-28-02

Comments:

What security measures will be taken to secure the open areas?

All warehouse doors should have a secondary locking system.

All exterior doors and windows should be protected with a perimeter alarm system.

Comments should be submitted in writing prior to DRC sign-off.

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Barbara Massa/D/D Mobile Welding &
Fabricating, Inc.

Case #: 58-R-02

Date: 5/28/02

Comments:

1. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
2. The existing structure has a nonconforming rear yard setback of 14'4" the current ULDR rear yard setback is 30' in accordance with section 47-7.10. In accordance with section 47-3.9 a nonconforming structure which has lost its legal nonconforming status may be permitted for a proposed use subject to the criteria of the aforementioned section. Provide a narrative outlining how the propose use complies with section 47-3.9 section by section.
3. Provide parking dimensions on site plan as require in section 47-20.11.
4. Provide a point-by-point narrative outlining how the propose project complies with section 47-25.2 and 47-25.3 of the ULDR.
5. A conditional use permit is required since the proposed development site is located within 300 feet of residential property pursuant to section 47-24.3.
6. Additional comments may be forthcoming at DRC meeting.